0288315

IDENTIF. ↑ REFERENCE

97 MAR 31 AM 10:08

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10395 PG 520

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **March, 1997** between **ROBERT J. DIERSING and CAROLYN V. DIERSING, HUSBAND AND WIFE**, and CHRISTINA L. DIERSING, UNMARRIED, GRANTORs, and **DELORES MURRELL, A MARRIED WOMAN** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT J. DIERSING and CAROLYN V. DIERSING, HUSBAND AND WIFE, and CHRISTINA L. DIERSING, UNMARRIED, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DELORES MURRELL, A MARRIED WOMAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 323 FOREST PARK ROAD, UNIT 61, MADISON, TN 37115.

CAROLYN V. DIERSING, wife of the Grantor herein, ROBERT J. DIERSING, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Robert J. Diersing by his attorney in fact Christina L. Diersing

ROBERT J. DIERSING, by his attorney-in fact, Christina L. Diersing
Signature of Seller

Carolyn V. Diersing by her attorney in fact Christina L. Diersing

CAROLYN V. DIERSING, by her attorney-in fact, Christina L. Diersing
Signature of Seller

Christina L. Diersing

CHRISTINA L. DIERSING, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHRISTINA L. DIERSING**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **27th** day of **March, 1997.**

Denise C. Allis

Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/25/2000

BOOK 10395 PG 521

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **27th** day of **March, 1997** before me personally appeared CHRISTINA L. DIERSING, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT V. DIERSING AND CAROLYN V. DIERSING, and acknowledged that he/she executed the same as the free act and deed of said CHRISTINA L. DIERSING.

Witness my hand, at office, this **27th** day of **March, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DELORES MURRELL

Property Address:

323 FOREST PARK ROAD, UNIT 61
MADISON, TN 37115

Person Responsible for Taxes:

Map & Parcel #: MAP 143-13-0-A, PARCEL 065.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$38,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **March, 1997.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

27W2 03/31 0101 02/27/97 10:47:00 AM

EXHIBIT 'A'

BOOK 10395 PG 522

BEING Unit No. 6-1 on the Plan of Robin Hood Condominiums, of record in Plat Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to ROBERT J. DIERSING, a married man, and CHRISTINA L. DIERSING, unmarried, by Deed from BEATRIX H. AUBEE AND HUSBAND, of record in Deed Book 10105, Page 774, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

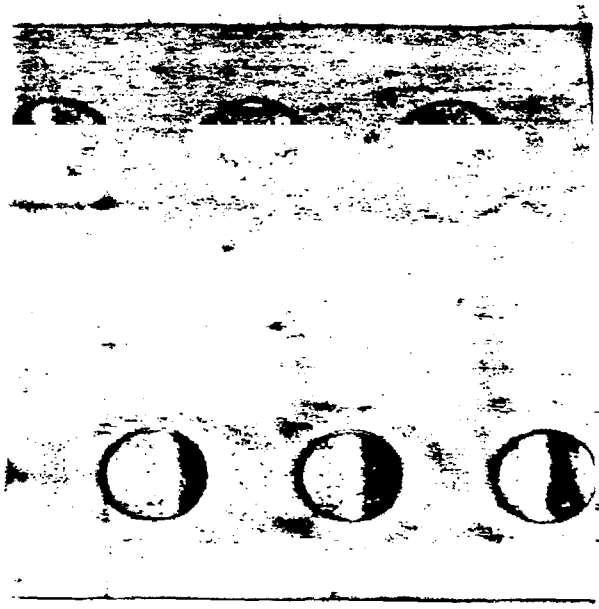
1. All real property taxes for the year 1997 and subsequent years, a lien not yet due and payable.

2. All matters set forth on the Plan of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee.

3. All of the terms, cnditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the the Master Deed and By-Laws, of record in Book 5388, page 524, as supplemented in Book 6569, page 149, Register's Office for Davidson County, Tennessee.

5. Charter of Robin Hood Homeowner's Association, of record in Book 5383, page 314, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

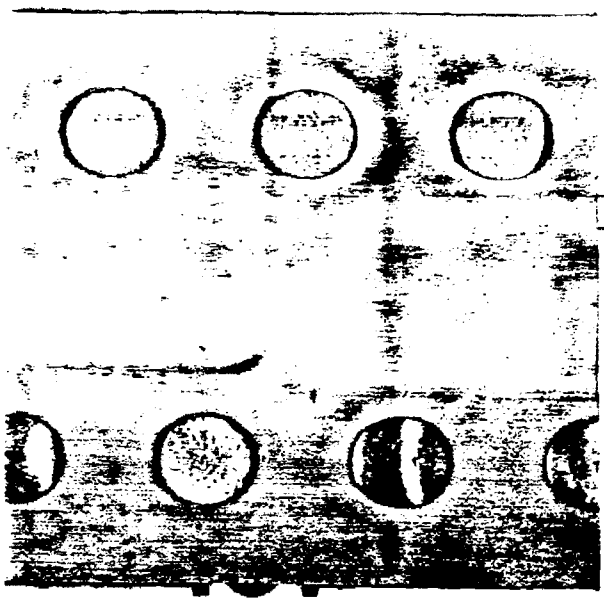
RECEIVED OF _____

FOR _____

BOOK 10395 PG 523

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 12.00
TOTAL 153.60
CHECK 153.60

03/31/97 01 10:14 0001 2792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0288315
IDENTIF. ↑ REFERENCE

97 MAR 31 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133073